Quitclaim Deed

April G. Nichols
State of Tennessee Notary Public
Davidson County

State of Tennessee
County of Davidson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 29th day of December, 2023

Notary Public
My Commission Expires: 7-6-2027

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Ave
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#
Ryan Beane 5737 Brentwood Meadows Cr. Nashville, TN 37027	New Owner	**161-09-0-158.00**

KNOW ALL MEN BY THESE PRESENTS that **Carlie Paige Ralston Irrevocable Trust**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **Ryan Beane**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows:

Being a portion of Lot 39 of the Resubdivision of Lots 39, 40 and 41 Brentwood Meadows Section Two (Plat 7900, Page 943) in the first Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin (old), the northeast corner of Lot 388 (Plat 6250, Page 685) and in the margin of Brentwood Meadows Circle approximately 368.6' north of the North Redius Return of Hickory Meadows Court, and being the southeasterly corner of the herein described property.

Thence, with the north line of Lot 38B, S 82deg. 10' 57" W, 86.26' to a chiseled "X" on top of a Manhole cover, in the east line Lot 20A (Plat Book 6250, Page 302);

Thence, with the east lines of Lot 20A and Lot 19B (Plat Book 6250, Page 403), N 03 deg. 41' 13" E, 179.23' to an iron pin (new);

Thence, on a new severance line for the next two calls:

Karen Johnson Davidson County
Batch# 1087167 DEEDQC
12/29/2023 03:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231229-0100291

S 35 deg. 25' 52" E, 113.09' to an iron pin (new);
S 32 deg. 05' 23 E, 41.70' to an iron pin (new), in the margin of the aforementioned Brentwood Meadows Circle;

Thence, with the margin of Brentwood Meadows Circle, along a curve to the left having a central deelta angle of 55 deg. 35' 30", a radius of 45.00', an arc length of 43.66' with a chord bearing and distance of S 19 deg. 10' 30" W, 41.97' to the Point of Beginning and containing 10,182 square feet or 0.23 acres more or less according to a survey by Jerry Swords, Jr., RLS #1806 of S & A Surveying, Inc., 306 Bluegrass Circle, Lebanon, TN dated August 8, 2000.

Being a portion of the same property conveyed to Carlie Paige Ralston Irrevocable Trust from Carlie Ralston by Warranty Deed, dated April 27th, 2016 recorded May 4, 2016 with instrument number 20160504-0043855 in Register's Office for Davidson County, Tennessee.

This is improved property having a physical address of: 5737 Brentwood Meadows Circle, Nashville, Tennessee 37027.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this the 29 day of December, 2023.

Carlie Paige Ralston Irrevocable Trust by Robin Siptak

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Robin Siptak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Trustee (or other officer authorized to execute the instrument) of Carlie Paige Ralston Irrevocable Trust the within named bargainor, and that such Trustee or officer as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Carlie Paige Ralston Irrevocable Trust, as Trustee.

Witness my hand and seal this 29th day of December 2023

NOTARY SIGNATURE
Notary Expires: 7-6-2027

April G. Nichols
State of Tennessee Notary Public
Williamson County

Tennessee Certification of Electronic Document

I, April C Nichols do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12.27.2023 (date of document).

Affiant Signature

12.29.2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires